

ORDINANCE

AN ORDINANCE ORDERING THE DEMOLITION AND REMOVAL OF THE DWELLING AT 3041 REID AVENUE PURSUANT TO THE HOUSING CODE OF THE CITY OF CHARLOTTE AND ARTICLE 19, PART 6, CHAPTER 160A OF THE GENERAL STATUTES OF NORTH CAROLINA, SAID BUILDING BEING THE PROPERTY OF CHRISTINE W. SMITH 400 CHRISTIAN STREET COLUMBIA, SC 29205

WHEREAS, the dwelling located at 3041 Reid Avenue in the City of Charlotte has been found by the Code Enforcement Official of the City of Charlotte to be in violation of the Housing Code of the City of Charlotte and the owners thereof have been ordered to demolish and remove said dwelling; and

WHEREAS, said owner(s) have failed to comply in a timely fashion.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Charlotte, North Carolina, that the Code Enforcement Official of the City of Charlotte is hereby ordered to cause the demolition and removal of the dwelling located at 3041 Reid Avenue in the City of Charlotte in accordance with the Housing Code of the City of Charlotte. This Ordinance shall become effective upon its adoption.

APPROVED AS TO FORM:

Senior Assistant City Attorney

| GENERAL INFORMATION | |
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| Property Address | 3041 Reid Avenue |
| Neighborhood | Neighborhood Profile Area 159 |
| Council District | #3 |
| Owner(s) | Christine W. Smith |
| Owner(s) Address | 400 Christian Street Columbia, SC 29205 |
| KEY FACTS | |
| Focus Area | Housing & Neighborhood Development & Community Safety Plan |
| CODE ENFORCEMENT INFORMATION | |
| ◆ Reason for Inspection: | Field Observation |
| ◆ Date of the Inspection: | 30/17/2017 |
| ◆ Title report received: | 04/12/2017 |
| ◆ Owner notified of Complaint and Notice of Hearing by advertisement and certified mail by: | 10/17/2017 |
| ◆ Held hearing for owner by: | 11/09/2017 |
| ◆ Owner attend hearing: | No |
| ◆ Owner ordered to demolish structure by: | 12/06/2017 |
| ◆ Filed Lis Pendens: | 12/14/2017 |
| ◆ Owner has not repaired, or complied with order to demolish. | |
| ◆ Structure occupied: | No |
| ◆ Demolition cost: | \$6,325 |
| ◆ Lien will be placed on the property for the cost of Demolition. | |

NOTIFICATION TO OWNER

Owner and parties of interest have been advised that failure to comply with the Order to Demolish the structure would result in City Council being requested to approve demolition by the City and a lien being placed on the property for the cost of demolition.

OPTIONS

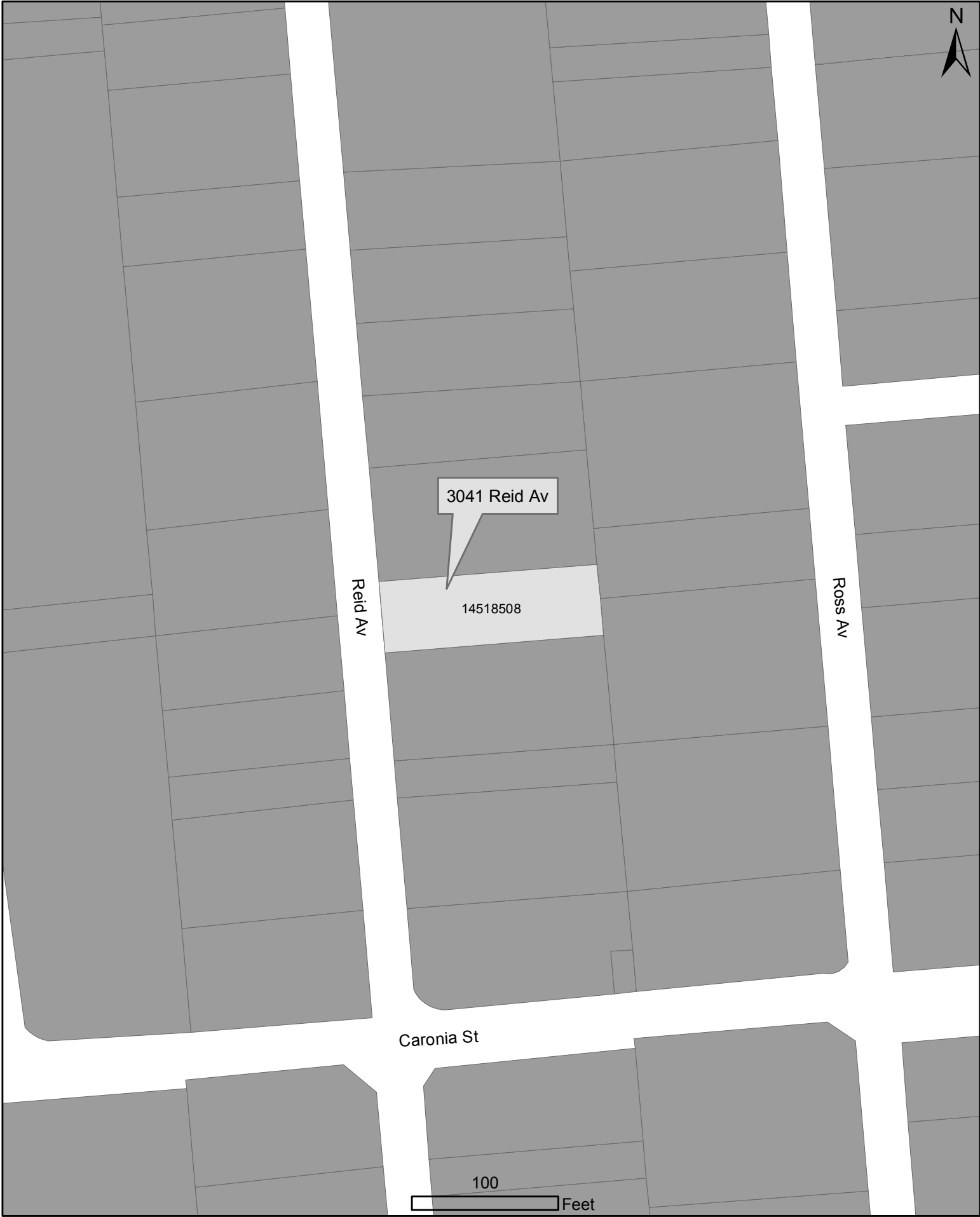
| IN-REM REPAIR | REHAB TO CITY STANDARD | REPLACEMENT HOUSING | DEMOLITION |
|---|--|---|----------------------------|
| Estimated In-Rem Repair Cost: \$25,860 | Acquisition & Rehabilitation Cost (Existing structure: 732 sq. ft. total) Economic Life: 15-20 years Estimated cost-\$83,648 | New Replacement Structure Cost (Structure: 1,000 sq. ft. total) Economic Life: 50 years Estimated cost-\$122,373 | Demolition Cost \$6,325 |
| In-Rem Repair is not recommended because the In-Rem Repair cost is greater than 65% of the tax value. | Acquisition: Tax values: - Structure: \$ 29,600 - Storage: \$ 300 - Land: \$ 14,300 Total Acquisition: \$ 44,200 Estimated Rehabilitation Cost: \$ 36,600 Outstanding Loans \$ 0 Property Taxes owed: \$ 2,515 Interest on Taxes owed: \$ 333 Total: \$ 39,448 | Acquisition: Tax values: - Structure: \$ 29,600 - Porch: \$ 300 - Land: \$ 14,300 Total Acquisition: \$ 44,200 New structure: \$ 69,000 Demolition: \$ 6,325 Outstanding Loans: \$ 0 Property Taxes owed: \$ 2,515 Interest on Taxes owed: \$ 333 Total: \$ 78,173 | |

RECOMMENDATION FOR DEMOLITION

Demolition is recommended because:

- Estimated In-Rem Repair cost of: \$25,860 (\$35.32/sq. ft.), which is 87.364 % of the structure tax value, which is \$29,600.
- City rehab costs analysis shows that rehabilitation is not feasible because the cost is prohibitive.
- New construction analysis shows that new construction is not feasible because the cost is prohibitive.
- Violations include: Structural, electrical, heating and plumbing violations: Wall covering consist of holes and cracks. Moisture damaged ceiling covering. Windows are inoperable (broken window glass). Exterior siding loose and missing in areas. Roof covering damaged/loose. Damaged electrical light fixtures No heat source provided. Damaged plumbing fixtures. Accessory building not in safe substantial condition.
- The building is 65 years old and consists of 732 square feet total.
- A new 1,000 sq. ft. structure can be built for \$69,000.

3041 Reid Avenue



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